



PETITION NUMBER:	0906-REZ-01
SUBJECT SITE ADDRESS:	202 Penn Street
PETITIONER:	The City of Westfield
REPRESENTATIVE:	Thomas R. Smith
REQUEST:	A change in zoning from the SF-4 District to the LB-H District
CURRENT ZONING:	SF-4
CURRENT LAND USE:	Public Parking
APPROXIMATE ACREAGE:	0.27
EXHIBITS:	1. Staff Report
	2. Aerial Location Map
	3. TAC Letters
	4. Petitioner's Plans
STAFF REVIEWER:	Kevin M. Todd, AICP

ZONING HISTORY:	None
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PETITION HISTORY

The June 15, 2009 Advisory Plan Commission (the "APC") Meeting represents the first Public Hearing for this petition. This petition appeared before the APC for a Workshop Meeting on June 1, 2009, and the Technical Advisory Committee (the "TAC") on May 19, 2009.

This petition was before the Grand Junction Task Group at their June 5, 2009 meeting and received support for the change in zoning request.

PROCEDURAL

- Requests for changes in zoning are required to undergo a public hearing.
- The Advisory Plan Commission issues a recommendation to the City Council in regard to proposed PUD amendment.
- Notification of the June 15, 2009 Public Hearing was provided to abutting property owners in accordance with the APC Rules of Procedure.
- Notification of the June 15, 2009 Public Hearing was published in local legal advertisements in accordance with the APC Rules of Procedure.
- Notification of the June 15, 2009 Public Hearing was posted to the City website and at City Hall in accordance with the APC Rules of Procedure.



PROJET DESCRIPTION

The request is to change the zoning on the subject property (the “Property”) from the SF-4 District to the LB-H District, in order to allow for a health clinic (the “Project”). The Project would utilize the existing structure, access points, and parking on the Property.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007, as amended

The Property is within the downtown area of Westfield. The Grand Junction Addendum to the Comprehensive Plan calls for “a mix of specialty retail, dining, office, residential, institutional, cultural, and recreational uses” in Downtown Westfield (p. 5). The Project would provide a unique institutional use to the Downtown Westfield area.

Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) classifies Penn Street and Walnut Street as a “Local Roadway” (p. 4-11 and 4-20). The Thoroughfare Plan references the City’s Construction Standards for rights-of-way widths and other design specifications for Local Roadways (p. 5-4). The current rights-of-way for Penn Street and Walnut Street are sufficient for the Project.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System-Aug 2005

Water and sewer services run nearby the Property and would provide acceptable levels of service to the Project.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Property is within the downtown area of Westfield. The Grand Junction Addendum to the Comprehensive Plan calls for “a mix of specialty retail, dining, office, residential, institutional, cultural, and recreational uses” in Downtown Westfield (p. 5). The Project would provide a unique institutional use to the Downtown Westfield area.



2. Current conditions and the character of current structures and uses.

The Property is currently improved with a structure that has been previously used as a single-family detached dwelling (the “Structure”) and a public parking lot. The Structure is currently vacant. The character and style of the Structure blends with the immediate surroundings.

3. The most desirable use for which the land is adapted.

The Grand Junction Addendum to the Comprehensive Plan established that a mix of specialty uses is appropriate and desirable for Downtown Westfield. The Project would provide a unique institutional use to the Downtown Westfield area.

4. The conservation of property values throughout the jurisdiction.

As Downtown Westfield is revitalized, this proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The Property is contiguous to existing developments, and the redevelopment of the Property would be consistent with the principles of contiguous growth and revitalization. City services such as water, sewer, and emergency services already exist on or near the Property.

APPLICATION REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	04/30/09	-	Compliant
Fees	NA	-	NA
Legal Description	04/30/09	-	Compliant
Consent Form	NA	-	NA
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/29/09	Compliant
TAC	05/19/09	Compliant
Council Introduction	05/11/09	Compliant
Notice - Sign on Site	05/19/09	Compliant
Notice- Newspaper	06/05/09	Compliant
Notice -Mail	05/19/09	Compliant

RECOMMENDATIONS

Forward this petition to the Westfield City Council with a positive recommendation.

KMT